

BILL NO. Z-69-03- 34

ZONING MAP ORDINANCE NO. Z-

Lost

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. EE-11.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby
designated a Mobile Home Park District under the terms of Chapter
36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as
amended by General Ordinance No. 2836; and the symbols on the
City of Fort Wayne Zoning Map No. EE-11 referred to therein,
established by Section 9, Article III of said Chapter as amended,
are hereby changed accordingly, to-wit:

East 1/2 of the Southwest 1/4 of Section
28, Township 31 North, Range 12 East, in
Allen County, Indiana. Containing 80 acres
more or less.

SECTION 2. This Ordinance shall be in full force and
effect from and after its passage, approval by the Mayor, and
legal publication thereof.

Thomas J. Adams

APPROVED AS TO FORM
AND LEGALITY,

[Signature]
CITY ATTORNEY

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on March 25, 1969, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-69-03-34; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

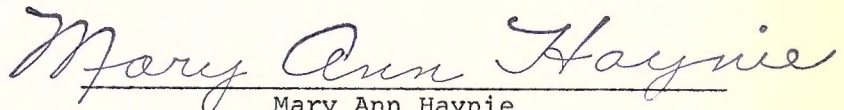
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on April 21, 1969;

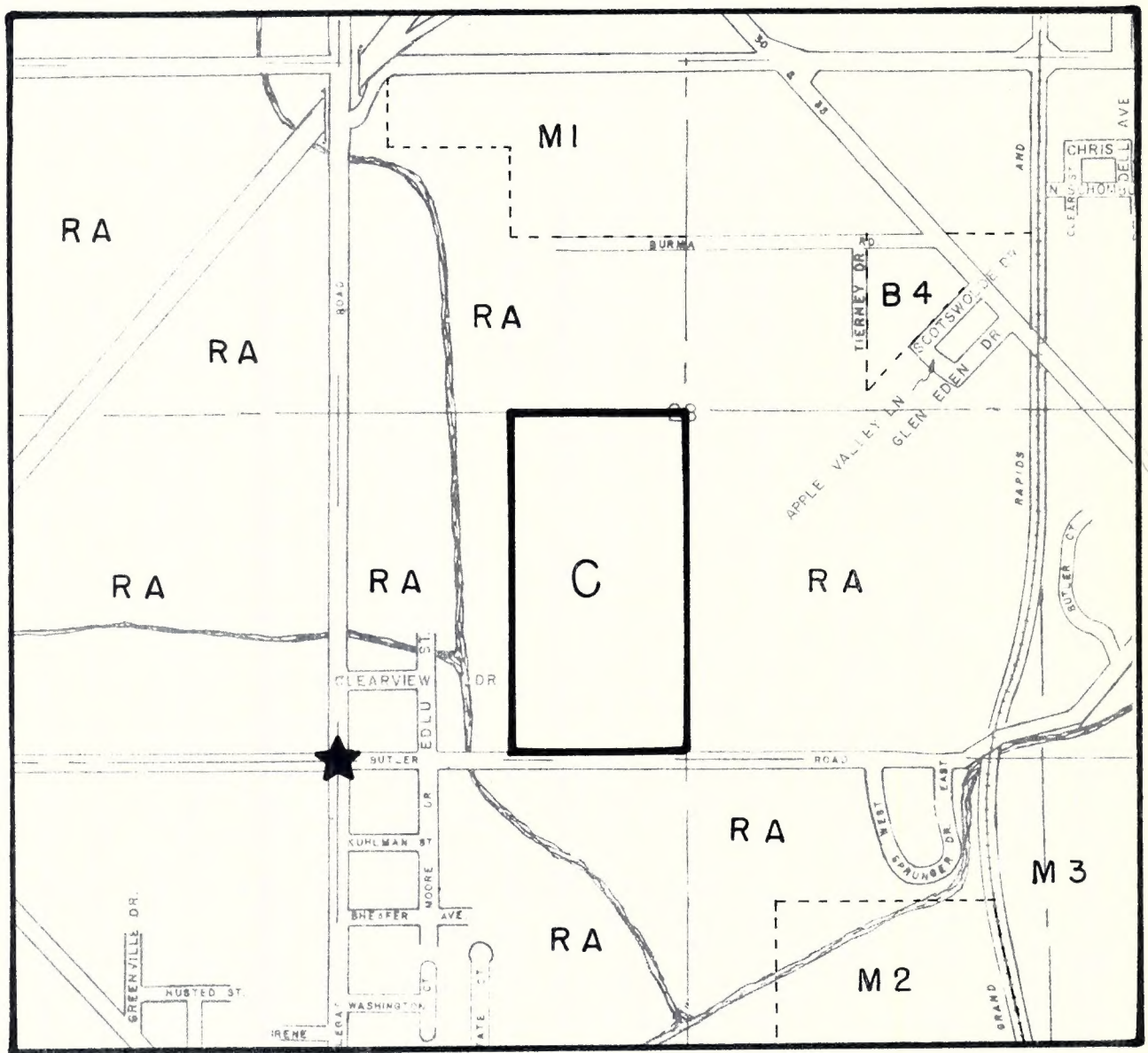
NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the city, and the amendment will be detrimental to and conflicts with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held April 28, 1969.

Certified and signed this
2nd day of May 1969.


Mary Ann Haynie
Secretary



TO ESTABLISH M.H.P. BOUNDARIES

Z-69-03-34



\$ 25⁰⁰

March 11 1969 No.

RECEIVED OF

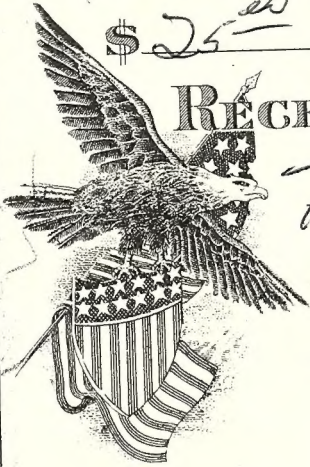
Highland View Develop

Twenty-Five and 00/100 DOLLARS

Re-zone Petition

By

K.E. Sisler



PETITION TO REZONE

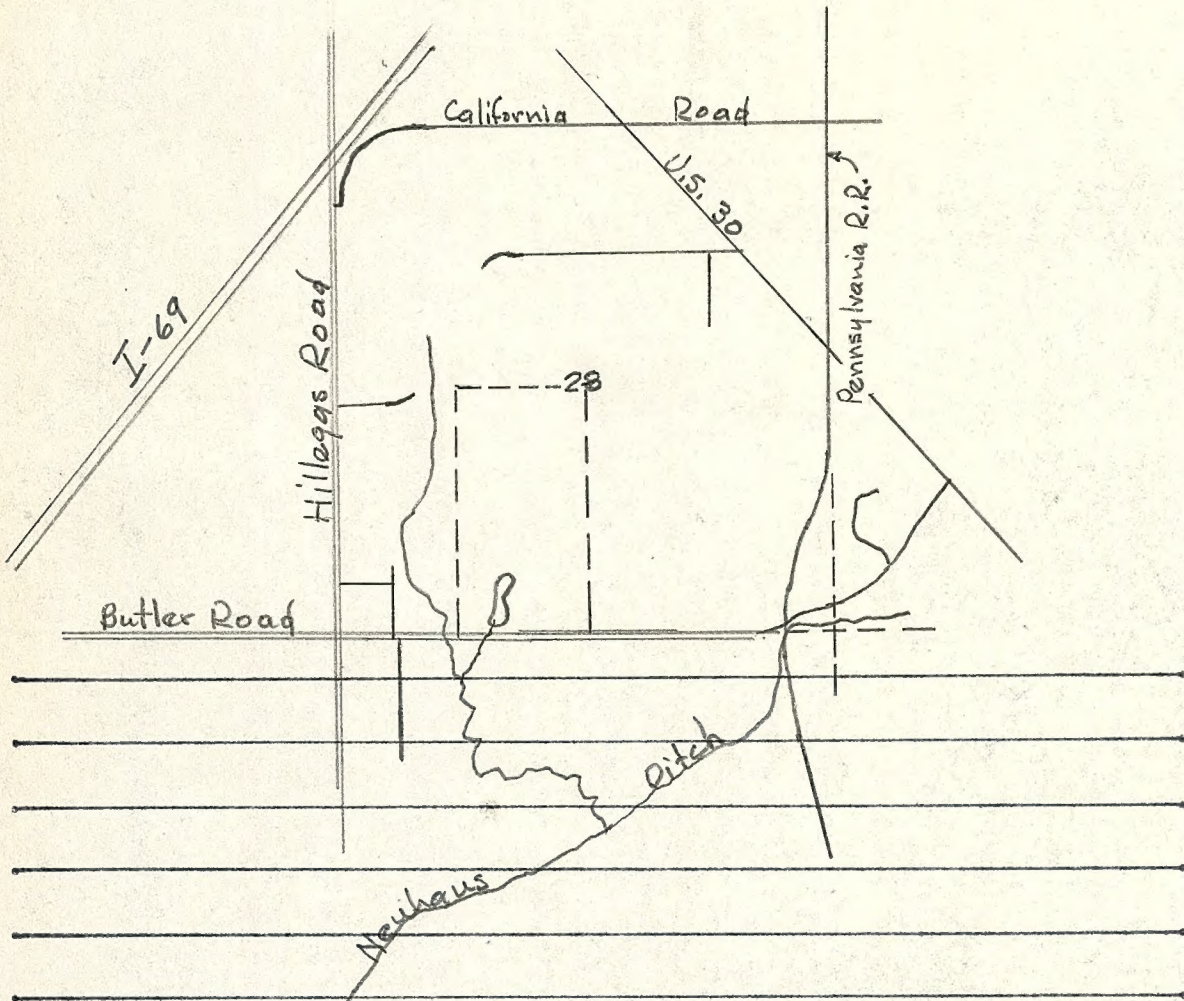
We, the undersigned, being the owners of more than fifty-one (51) percent of the real estate hereinafter described, do hereby respectfully petition the Common Council to enact an ordinance to ~~reclassify~~ ^{ESTABLISH}

~~MOBILE HOME PARK~~

~~District to a/an~~

~~District~~, the real

estate described as follows, to-wit: East 1/2 of the Southwest 1/4 of Section 28, Township 31 North Range 12 East. Containing 80 acers more or less.



HIGHLAND VIEW DEVELOPMENT CO., INC.

James A. Bentley
J. R. Whiting
Highland View Dev Co Inc

























Signatures of 87 property owners I

REMONSTRANCE TO
ZONING ORDINANCE # Z-69-03-34

TO: City Council of Fort Wayne
TO: City Plan Commission of Fort Wayne

We, the undersigned, owners of property in the general neighborhood of the property sought to be rezoned under the above ordinance, hereby remonstrate against the rezoning of the Whiting 80 Acre tract located on the North side of Butler Road approximately ^{1,320} feet East of Hillegas Road from its present "RA" District (suburban residential) to an "MHP" District (mobile home park) for the following reasons:

1. The proposed use would conflict with the zoning and master plan for the surrounding area;
2. The proposed use would conflict with the present residential character of the surrounding area, which is located approximately 1/2 mile from the Elks Country Club and contains a number of newly developing subdivisions;
3. There is inadequate access to the proposed use. The only access to the property is from Butler Road, which is already over-burdened with traffic, has only a narrow 20 ft. improved right-of-way and city traffic to the site must pass through a difficult restricted underpass located about 1/2 mile East thereof;
4. The proposed use will depreciate existing property values and developments in the surrounding area;
5. There are no existing city sewer or water mains in the general area and the probability of extension of said services to the area in the near future is highly problematical and extremely costly;
6. There is no established garbage or trash service for the area;
7. The proposed development would introduce approximately 960 families to the area (at the rate of 12 units per acre). Present school facilities are inadequate to handle expected school children from such a development; e.g., the area is served by

Price Elementary School, grades 1 to 6, whose present enrollment is almost to its capacity of 780 students, and by Franklin Junior High School, grades 7, 8 and 9, whose present enrollment substantially exceeds its present capacity of 800 students.

Dated this 21st day of April, 1969.

<u>Name</u>	<u>Address</u>
<u>George J. Henricks</u>	<u>3622 Clearview Dr.</u>
<u>Hattie W. Henricks</u>	<u>3622 Clearview Dr.</u>
<u>Wm. D. Joder</u>	<u>3710 Clearview Dr.</u>
<u>Collette S. Joder</u>	<u>3710 Clearview Dr.</u>
* <u>Edward H. Joser</u> (widower)	<u>3730 Edin Dr.</u>
<u>James P. Arnold</u>	<u>3316 Edin Dr.</u>
<u>Luth M. Arnold</u>	<u>3316 Edin Dr.</u>
<u>Carl W. Beierlein</u>	<u>2716 Butler Road</u>
<u>Marian B. Beierlein</u>	<u>2716 Butler Road</u>
<u>Leo S. Kumper</u>	<u>3326 Kellogg Rd.</u>
* <u>Mary L. Kumper</u>	<u>3326 Kellogg Rd.</u>
<u>J. Donald Harmon</u>	<u>3724 Clearview Dr.</u>
<u>Merily 'Hans</u>	<u>3724 Clearview Dr.</u>
* <u>Anne S. Kraft</u> (widow)	<u>3712 Kellogg Rd.</u>

Price Elementary School, grades 1 to 6, whose present enrollment is almost to its capacity of 780 students, and by Franklin Junior High School, grades 7, 8 and 9, whose present enrollment substantially exceeds its present capacity of 800 students.

Dated this 21st day of April, 1969.

<u>Name</u>	<u>Address</u>
<u>Burl Hite</u>	<u>2508 Washington Court</u>
<u>Betty Hite</u>	<u>2508 Washington Court</u>
<u>Ann Ropchan</u>	<u>2516 Washington Ct.</u>
<u>Addie Ropchan</u>	<u>2516 Washington Ct.</u>
<u>Jaymead W. Croghan</u>	<u>2517 Washington Ct.</u>
<u>Don Croghan</u>	<u>2519 Washington Ct.</u>
<u>Robert W. Blaine</u>	<u>2507 Washington Ct.</u>
<u>Jean M. Blaine</u>	<u>2507 Washington Ct.</u>
<u>Genevieve Tarlton</u>	<u>2425 Wash. Ct.</u>
<u>Lloyd J. Tarlton</u>	<u>"</u>
<u>Alden E. Carvin</u>	<u>2417 Washington Court</u>
<u>Kathleen L. Carvin</u>	<u>2417 Washington Court</u>
<u>A. J. Duhon</u>	<u>2409 Washington Ct.</u>
<u>Betty L. Duhon</u>	<u>2409 Wash. Ct.</u>

Name

Address

Joseph H. Lench

2424 Washington Ct.

Charles L. Rauch

2424 Washington Ct.

Bruce K. Shuts

2416 Washington Ct.

Judy A. Sheets

2416 Washington Court

Max L. Whiteleather

2414 Washington Court

Betty M. Whiteleather

2414 Washington Ct.

Arkes Terjan Inc
by Victor H. Sterling
Ron C. Mangin

3333 Butler Rd

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Dated this 21st day of April, 1969.

<u>Name</u>	<u>Address</u>
<u>Thagrus A. Burns</u>	<u>2216 Butler Rd.</u>
<u>Dorothy Burns</u>	<u>2216 Butler Rd.</u>
<u>Mrs. Wealtha Meek</u>	<u>3307 Butler Ct.</u>
<u>C. R. Meek</u>	<u>" " "</u>
<u>George M. Bryce</u>	<u>2231 Butler Rd.</u>
<u>Margaret L. Bryce</u>	<u>2231 Butler Rd.</u>
<u>Adolph J. Rose</u>	<u>2217 Butler Rd.</u>
<u>Frieda W. Rose</u>	<u>2217 Butler Rd.</u>
<u>James A. Butler</u>	<u>2209 Butler rd.</u>
<u>June A. Butler</u>	<u>2209 Butler Rd.</u>
<u>Ralph A. Porter</u>	<u>2127 Butler Rd.</u>
<u>Josephine S. Porter</u>	<u>2127 Butler Rd.</u>
<u>Estel L. Grier</u>	<u>2107 Butler Rd.</u>
<u>Margaret L. Grier</u>	<u>2107 Butler Rd.</u>

Name

Address

Isabelle G. Oswald

2126 Butler Rd.

Cal / Coleman

2320 Butler Rd.

Lris Coleman

2320 Butler Road

Dorothy L. Duff

2115 Butler Road

Quane H. Duff

2115 Butler Road.

Alfred Hardick

2412 Butler Road

Julie Hardick

2412 Butler Road

Janet Bishop

2426 Butler Rd.

Richard H. Bishop

2426 Butler Rd

Donald R. Rhodes

2235 Butler Rd

Rose Rhodes

2235 Butler Rd.

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Dated this 21st day of April, 1969.

<u>Name</u>	<u>Address</u>
<u>Mrs Carl Skiller</u>	<u>3423 Butler Court (widow)</u>
<u>Kenneth H. Harnish</u>	<u>3433 Butler Court</u>
<u>Leta A. Harnish</u>	<u>3433 Butler Court</u>
<u>Arthur L. Braun</u>	<u>3328 Butler Court</u>
<u>Naomi Braun</u>	<u>3328 Butler Court</u>
<u>Richard A. Floer</u>	<u>2121 Butler Rd</u>
<u>Phyllis S. Floer</u>	<u>2121 Butler Rd.</u>
<u>Nick Schweitzer</u>	<u>2928 Butler Rd.</u>
<u>Marcia Schweitzer</u>	<u>2928 Butler Rd.</u>
<u>Evelyn J. Petgen</u>	<u>2627 Butler Rd</u>
<u>Kenneth J. Petgen</u>	<u>2627 Butler Rd</u>
<u>Wm J. Heyner</u>	<u>3420 Butler Court</u>
<u>Bonnie L. Heyner</u>	<u>3420 Butler Ct.</u>
<u>L. B. Rongel</u>	<u>3331 Butler Ct (widow)</u>

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Bill No. Z-69-03-34

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. EE-11.

lost

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Do Not PASS.

- EDWIN J. ROUSSEAU, Chairman
- JOHN H. ROBINSON, Vice-Chairman
- THOMAS G. ADAMS
- JACK K. DUNIFON
- PHIL A. STEIGERWALD

Edwin J. Rousseau
John H. Robinson
Thomas G. Adams
Jack K. Dunifon
Phil A. Steigerwald

Read the first time in full and on motion by Russell seconded by

Roussseau and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Planning Commission for recommendation) ~~(and Public Hearing to be held after due legal notice,~~

at the Council Chambers, City Hall, Fort Wayne, Indiana, on _____
the _____ day of _____, 196____, at _____ o'clock
P.M., E.S.T.

Date: 3-25-69

Fuad G. Bonahoom
City Clerk

Read the third time in full and on motion by Rousseau

seconded by Adams and duly adopted, placed on its passage.

~~Passed~~ (LOST) by the following vote:

AYES 0, NAYS 9, ABSTAINED _____, ABSENT _____ to-wit:

Adams	_____	✓	_____	_____
Dunifon	_____	✓	_____	_____
Fay	_____	✓	_____	_____
Geake	_____	✓	_____	_____
Nuckols	_____	✓	_____	_____
Robinson	_____	✓	_____	_____
Rousseau	_____	✓	_____	_____
Steigerwald	_____	✓	_____	_____
Tipton	_____	✓	_____	_____

Date 5-13-69

Ernest G. Bonachoon
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(Zoning Map) ~~(General)~~ ~~(Annexation)~~ ~~(Special)~~ ~~(Appropriation)~~ Ordinance ~~(Resolution)~~ No. _____

on the day of _____, 196 ____.

ATTEST: (SEAL)

City Clerk

Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day
of _____, 196_____ at the hour of _____ o'clock _____.M.,E.S.T.

City Clerk

Approved and signed by me this _____ day of _____, 196_____,
at the hour of _____ o'clock _____ M., E.S.T.

Mayor